

## EXERCISE OF DELEGATED POWER

**Title :**                    **Lease Renewal – 103 & 107 Lanchester Avenue,  
Springwell Estate, Gateshead, NE9 7AN**

Gateshead Council Constitution (14<sup>th</sup> Edition – July 2017)

Schedule 5 - Executive Functions Delegated to Managers.

Part 1 – Delegations to Individual Managers.

4. Strategic Director, Corporate Services & Governance

Service Director, Legal, Democratic and Property Services

(10) To manage the Council's non operational property and carry out functions that do not involve a new letting, sub-letting or lease renewal; to include all decisions relating to, rent reviews, assignments, landlord's consents, lease surrenders, terminations and other interests in land.

**Policy:**                    Medium Term Financial Strategy, Vision 2030,  
Council Plan 2015 – 2020, Corporate Asset Strategy  
and Management Plan 2015 - 2020.

**Statutory Power:**        Section 123 of the Local Government Act (1972).

**Proposal:**                Lease Renewal

**Property/Premises:**    103 & 107 Lanchester Avenue, Springwell Estate




**Tenant:**                   **VMNS Limited**

**Rent:**                     £3,300

**Costs:**                    Each Party Bears own Costs

**Lease Details:**         5 Year Term, No Rent Review, or Break option

**Comments**                Excluded from L&T act 1954

Surveyor	Attorney	Team Leader		Property Manager	
Approved by:	M Barker Strategic Director	 Date: 20 <sup>th</sup> June 2018 Corporate Services & Governance			